

What every PHA needs to know
about MTCS and PHRA

Course Objectives

- ◆ Understand the future plans for MTCS 2000 and the MTCS process
- ◆ Understand the general changes to the Form HUD-50058
- ◆ Use the revised Form to implement PHRA
- ◆ Use MTCS 2000 reports to monitor implementation

What is MTCS?

Multifamily Tenant Characteristics System



Collects and stores data about families who participate in public housing, Indian housing, and Section 8 programs

What is PIC?

- PIH Information Center
- Internet-based system
- Flexible, scalable architecture
- Comprised of modules
 - ◆ Main Navigation
 - ◆ User Profile
 - ◆ Security Administration
 - ◆ Development (units)
 - ◆ Housing Authority
 - ◆ MTCS
 - ◆ Section 8 Management Assessment Program (SEMAP)

Why PIC?

- Easier submission of data to HUD
- Flexible, customer-focused data access
- Better integration of data
- Automation of manual processes

Why MTCS 2000?

- Development of PIC - enables shared data
- Emergence of technologies
- Decrease HUD's system maintenance costs
- Changes in user needs
- Passage of the Public Housing Reform Act

How have we been preparing for MTCS 2000 and PIC?

- Met with PHAs and industry groups
- Conducted sessions with software vendors
- Submitted redesigned Form HUD-50058 to OMB for approval

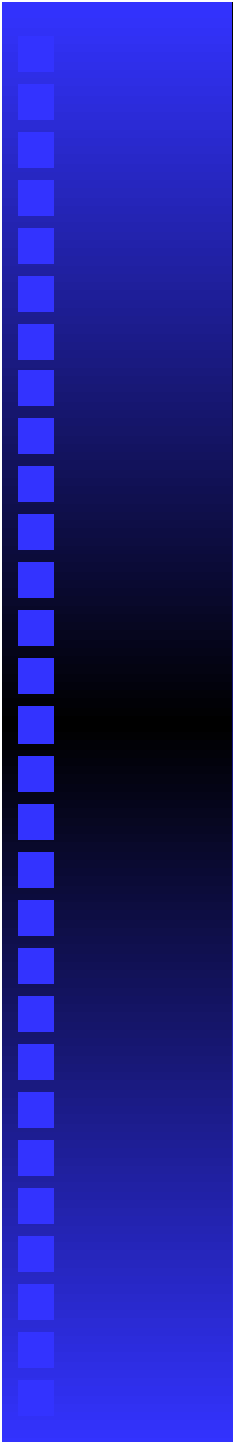
What is Notice PIH 2000-13?

- Extends and clarifies Notice PIH 99-2
 - ◆ Continues 85% minimum reporting
 - ◆ Extends semi annual assessment process
- Requires Field Office review
 - ◆ PHAs with forbearance
 - ◆ Underreporting PHAs without forbearance
- Includes designation of substantial default

How complete is MTCS data?

Reporting rates as of July 2000

- Public housing: 94 percent
- Section 8 certificates and vouchers: 99 percent



What are the general
changes to the Form?

Integrate PIC and MTCS 2000

Public Housing only

- MTCS 2000 validates 50058 data with PIC data
- **Step 1:** Enter data into PIC Development module
 - ◆ Project
 - ◆ Building
 - ◆ Building entrance
 - ◆ Unit
- **Step 2:** Transmit 50058 data to MTCS 2000

■ *Note: If a PHA does not first enter data into PIC, MTCS 2000 will **REJECT** the data*

Fix problems with old Form

Effective dates

■ Void

- ◆ Fix incorrect effective dates of action with incorrect action types
- ◆ Transmit **void** action type for erroneous Form
- ◆ Transmit correct action with correct effective date

■ Correction

- ◆ Fix incorrect effective date of action only
- ◆ Retransmit action with correct effective date
- ◆ Complete **correction** fields

Fix problems with old Form

Social Security Numbers (SSN)

■ Void

- ◆ Delete duplicate or erroneous SSNs
- ◆ Transmit **void** action type for erroneous SSN

Enhance functionality

■ Historical adjustment

- ◆ Enable MTCS 2000 - a historical, transactional database
- ◆ Transmit **historical adjustment** action type before actions that come after New Admission

■ Other special programs

- ◆ Capture data on families that participate
- ◆ Analyze data on families that participate

Respond to PHA needs

■ Annual reexamination searching

- ◆ Capture Section 8 families without unit
- ◆ Transmit **annual reexamination-searching** action type

■ HQS inspection only

- ◆ Capture correctly Section 8 programs with different schedules for reexaminations and inspections
- ◆ Transmit annual reexaminations on time
- ◆ Transmit **HQS inspection only** action type with correct inspection data

Respond to PHA needs

■ PHA use only

- ◆ Capture data for PHA use only
- ◆ Transmit to MTCS
- ◆ Retrieve via Ad Hoc



How does the Form
implement PHRA?

Community service requirement

Public Housing only

- Capture status of each family member's participation annually
- Report whether family member:
 - ◆ Complies
 - ◆ Does not comply
 - ◆ Is exempt from requirements
- Update information annually
- Date of effect based on PHA fiscal year

Income targeting

All programs

- Indicate families not subject to targeting:
 - ◆ Continuously assisted
 - ◆ HUD approved waiver for income targeting
- Use data to begin to assess progress toward meeting goals

Public Housing: 24 CFR 960.202 and Section 8: 24 CFR 982.201(b)(2)

Decreases in welfare income

Public Housing and Tenant-based Section 8

- Report actual welfare income under TANF (T) income code
- Report annual imputed welfare income under new income code (IW)

24 CFR 5.615

Income disallowance

Public Housing only

- Report income disallowances in the income exclusions fields
- Required to collect and transmit all income disallowances to HUD

24 CFR 960.255

Permissive deductions

Public Housing only

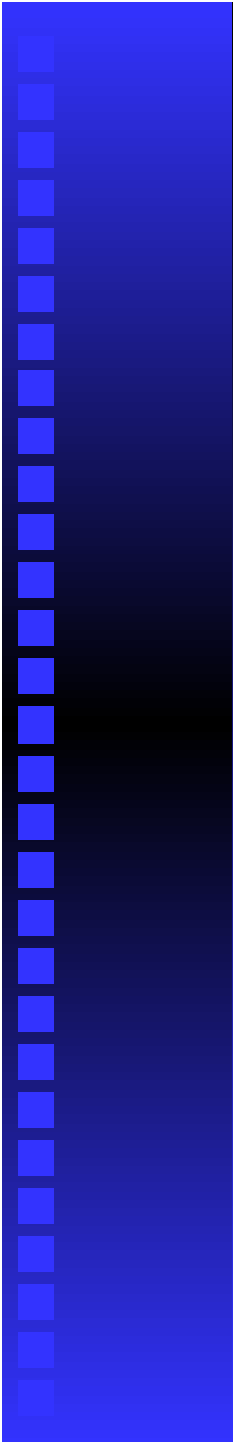
- Collect data on permissive deductions:
 - ◆ Family member
 - ◆ Type of permissive deduction
 - ◆ Amount
- Transmit only total amount

24 CFR 5.611(b)

Flat rents

Public Housing only

- Collect data on whether family pays flat or income-based rent
- Compare flat and income-based rent amounts
- Conduct annual reexamination every 3 years
- Complete annual update every year



How can you use MTCS 2000
reports to assess implementation?

Resident Characteristics report

What does the report show?

- Aggregate economic and demographic information

How can I use the report?

- Develop PHA Plan
- Monitor public housing deconcentration
- Develop community service programs

Units Information		MA	
Total Available Units		33,710	164
Total Occupied Units		27,840	157
Port Move-ins Billing		0	0
Port Move-outs Being Billed		0	0
Number Administered		0	0
Number Reported		27,342	355
Percent Reported		98	226
Income Information		MA	
Distribution by Income, Average Annual (%)	Extremely Low Income, Below 30% of Median	69	68
	Very Low Income, 50% of Median	21	21
	Low Income, 80% of Median	5	7
	Above Low Income	1	1
	Income Limit Unavailable	4	3
Income, Average Annual		11,421	12,813
Distribution by Income (%)	\$ 0	3	3
	\$ 1 - 5,000	5	10
	\$ 5,001 - 10,000	51	43
	\$ 10,001 - 15,000	23	19
	\$ 15,001 - 20,000	10	12
	\$ 20,001 - 25,000	5	8
	Above \$ 25,000	5	8

TTP/Household Type		MA	
Distribution by Total Tenant Payment (%)	\$0	2	3
	\$1 - 25	1	1
	\$26 - 50	1	1
	\$51 - 100	4	8
	\$101 - 200	44	40
	\$201 - 350	29	22
	\$351 - 500	11	14
	\$501 and above	8	12
	TTP missing	0	0
TTP, Average Monthly (\$)		259	288
Distribution by Family Type (%)	Age 62 and over	41	18
	Under 62 with disabilities	25	17
	Other families with dependents	27	45
	Other families without dependents	7	19
	All families with dependents	34	59

New Admissions report

What does the report show?

- Demographic, income, and wait list information



How can I use the report?

- Monitor income targeting
- Develop PHA Plan
- Evaluate outreach and tenant selection activities

Admissions		WA	██████
Number of New Admissions, Last 12 months		1,258	337
Percent of New Admissions, Last 12 months		8	10
Income Information		WA	██████
Distribution by Income, Average Annual (%)	Extremely Low Income, Below 30% of Median	76	87
	Very Low Income, 50% of Median	17	10
	Low Income, 80% of Median	3	1
	Above Low Income	0	0
	Income Limit Unavailable	4	1
Income, Average Annual		9,404	9,482
Distribution by Income (%)	\$ 0	3	1
	\$ 1 - 5,000	13	10
	\$ 5,001 - 10,000	53	57
	\$ 10,001 - 15,000	21	23
	\$ 15,001 - 20,000	8	5
	\$ 20,001 - 25,000	3	2
	Above \$ 25,000	2	3

Key Management Indicators report

What does the report show?

- Data on volume of PHA activity, identifies possible discrepancies, and data related to PHA policies

How can I use the report?

- Develop PHA Plan
- Compare flat rents to ceiling rents
- Improve income integrity

Ceiling Rent (Public Housing Only)		CA	
Average Ceiling Rent	0 Bedrooms	384	0
	1 Bedroom	457	450
	2 Bedrooms	453	533
	3 Bedrooms	561	753
	4 Bedrooms	624	0
	5+ Bedrooms	654	0
Percent of Units with Ceiling Rent		54	1

Families Reported		CA	
Number of Families Reported, 12 months		33,940	2,419
Distribution by Families Reported, Last 12 Months (%)	Admissions	8	9
	Reexams	65	78
	Interim Reexaminations	26	10
	Portability Move-ins (S8 Only)	0	0
	Change of Units	2	3
Families Ending Participation		3,146	0
Portability Move-outs (S8 Only)		10	1
Rent Discrepancy		CA	
Number of Families with Rent Discrepancies (+/-)		818	23
Percent of All Families with Rent Discrepancies		2	1
Distribution by Rent Discrepancies(%)	\$ 6 - 10	8	9
	\$ 11 - 25	86	70
	\$ 26 - 50	3	0
	\$ 51 - 100	1	0
	\$ 101 - 150	1	4
	Over \$150	1	17
Overpaying/Underpaying		CA	
Percent Overpaying (+)		36	17
Average Overpayment (\$)		13	11
Total Overpayments (\$)		3,882	45
Percent Underpaying (-)		64	83
Average Underpayment (\$)		21	151
Total Underpayments (\$)		10,897	2,862

HA Delinquency report

What does the report show?

- Provides reporting rates for Form HUD-50058 submissions

How can I use the report?

- Monitor reporting rates
- Determine eligibility for site-based waiting lists

HA Name	Total Units			Number Reported	Percent Reported	Missing	Forms Received		
	Available	Occupied	Administered/Occupied				Last Month	Last 3 Months	Last 6 Months
A	1,435	1,235	1,219	561	46.02	658	0	247	375
B	0	27	27	0	0.00	27	0	0	0
C	1,430	1,301	1,301	1,261	96.93	40	0	0	85
D	2,565	1,599	1,589	1,854	116.68	-265	251	660	1,033
E	104	104	104	73	70.19	31	3	10	46
F	2,025	1,834	1,834	1,885	102.78	-51	112	952	1,082
G	3,901	2,821	2,854	2,374	83.18	480	0	2,173	2,174
H	0	12	12	4	33.33	8	0	0	0
I	3,546	3,087	3,087	2,338	75.74	749	47	1,993	2,001

How are reporting rates calculated?

- Reporting rates based on Form HUD-50058 transmissions
- Rates only include transmissions when line 2a (Type of Action) equals:
 - ◆ 1 = New admission
 - ◆ 2 = Annual reexaminations
 - ◆ 3 = Interim reexaminations
 - ◆ 4 = Portability move-in
 - ◆ 7 = Other change of unit
 - ◆ 9 = Annual reexamination searching
 - ◆ 12 = Flat rent annual update

What about the other PHRA requirements?

- Develop new and modified MTCS 2000 reports
- Help PHAs monitor implementation
- Includes data about:
 - ◆ Community service implementation
 - ◆ Income targeting - enhanced
 - ◆ Income integrity - deductions and exclusions
 - ◆ Deconcentration - enhanced for Public Housing



Questions?

MTCS Contacts

Patricia Arnaudo	Patricia_S._Arnaudo@hud.gov	202-708-0744 x4250
Lori Feller	Lori_Feller@hud.gov	202-708-0614 x4138
Sarah Gibson	Sarah_W._Gibson@hud.gov	202-708-0614 x5387
Jacquelyn Proctor	Jacquelyn_Proctor@hud.gov	202-708-0744 x4368

PIH Information and Research Center: 1-800-955-2232

MTCS Hotline: 1-800-FON MTCS

MTCS Web site: www.hud.gov/pih/systems/mtcs/pihmtcs.html

Field Offices and PIC Coaches

This information is all listed in the participant guide